

BRUNSWICK CITY PLANNING COMMISSION

May 15, 2025 - Caucus

6:40 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Joseph Horton
Matt Weymouth
Matt Cook – Webex
Anthony Mine - Webex

Chairman Shirilla called the meeting to order at 6:40 p.m.

The first item was **7Brew coffee shop**
(Discussion plan)
C-G District
Location: 3695 Center Road, Brunswick, Ohio

Chairman Shirilla had questions for the applicant about the viability because we will now have 2 similar coffee shops in Brunswick near each other.

Chairman Shirilla adjourned the meeting at 6:44 p.m.

Respectfully,



Jennie Lods

BRUNSWICK CITY PLANNING COMMISSION

May 15, 2025

6:55 p.m.

Attendance:

Joe Shirilla, Chairman
Brad Saeger, Vice-Chairman
Abbas Hasan, Member
Jeff Arona, Member
John Rocha, Secretary
Keith Kuczma, Council Representative
Jenny Zoldak, City Engineer
Jennie Lods, Planning and Zoning Coordinator
Santo Incorvaia, Assistant Law Director
Grant Aungst, Community and Economic Development Director
Joseph Horton
Matt Weymouth
Matt Cook – WebEx
Anthony Mine - WebEx

Item 1

Chairman Shirilla called the meeting to order at 6:55 p.m.

Miss Lods called the roll: 5 Present, 0 Absent

Item 2

Announcements or Correspondence. There were none.

Item 3

Approval of May 1, 2025 minutes.

MR. ROCHA MOTIONED TO APPROVE THE MINUTES FROM May 1, 2025.

Mr. Arona Seconded.

5 Ayes, 0 Nays

Item 4 (a)

7 Brew coffee shop

(Discussion plan)

Location: 3695 Center Road, Brunswick, Ohio.

C-G District

Regarding the discussion plan, Joseph Horton and Matt Weymouth were present and Matt Cook and Anthony Mine were present via WebEx.

Mr. Weymouth discussed the project with the Planning Commission. Mr. Arona wanted to know if they would have a walk-up window? Mr. Weymouth replied that they would. Mr. Hasan wanted to know why there were two buildings. Mr. Weymouth answered that one was the coffee shop and the other was a cooler. Mr. Hasan wanted to know why they weren't connected. Mr. Weymouth said the coffee shop is a pre-fab building and the other is not. Chairman Shirilla wanted to know if they would be serving food. Mr. Weymouth answered no. Chairman Shirilla wanted to know what makes them different than the other coffee shops. Mr. Weymouth said there will be 26,000 people that would be passing by on a daily basis and he was not worried about competition. Chairman Shirilla wanted to know more about how they plan to bring the drinks to the cars and how long Mr. Weymouth anticipates cars sitting there waiting. Mr. Weymouth answered no more than 7 minutes. The Commission was concerned with how many cars could be lined up at once and if there was going to be enough stacking room. Mr. Weymouth stated that they could fit 27 cars stacked and there is always the 3rd lane to pull off onto. Mr. Rocha said this was like Chick Fil A.

Mr. Arona would like them to show the 27 cars being stacked on their detailed site plan. Mr. Hasan felt that if they were too busy, people would just not pull in. Mr. Aungst said people could stop on 303 and being there is a 2nd lane, people could go around. Mr. Kuczma wanted to know what the relationship with Culver's was like and if Culver's would have a problem with them using their entrance to enter into the coffee shop entrance. Mr. Weymouth said they have a great relationship with Culver's and plan to have an agreement drawn up. Vice-Chairman Saeger said the stacking is like the Human Bean but it would be in the applicant's best interest to keep the service moving. Mr. Weymouth stated that the hours of operation would be 5:00 a.m. to 11:00 p.m.

Ms. Zoldak suggested a traffic study to warrant the curb cut. Chairman Shirilla agrees a traffic study should be done. Mr. Weymouth does not agree and stated that if issues were to come up, they would be great neighbors and address those issues. Mr. Hasan asked administration about the regulation on curb cuts. Mr. Aungst said a traffic study was performed by Culver's. They could update that study. Mr. Incorvaia said it's always preferred to have less than more curb cuts. This is why a traffic study could help with this question. Ms. Zoldak said if they don't want a traffic study then they would eliminate that entrance off 303. Vice-Chairman Saeger said engineering was okay at the beginning of the meeting with the plans as is. Chairman Shirilla said yes, but the concern is with the traffic. Mr. Aungst stated this is why there is a Planning Commission, to discuss things like this. Mr. Hasan said this is a discussion plan, they have some time between the next time they come to get a traffic study done.

Staff Review Comments:

1. Pursuant to Section 1282.08(b), 120 sq. ft. of interior landscaping shall be provided, including one tree from Plant List "A" and eight shrubs from Plant Lists

"D" or "E", which shall be shown on the detailed site plan. **The applicant will comply.**

2. In accordance with Section 1282.06(a), a 25' wide landscape screening yard is identified at the northwest, north and northeast portions of the property where it is adjacent to a residential district. Provide the species being used on the detailed site plan. **The applicant will comply.**
3. A dumpster is located near the west property line; confirm it will be constructed with materials comparable to the building, pursuant to Section 1276.12(a). **The applicant will comply.**
4. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas and an average illumination level not to exceed 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively. Additionally, the lighting level shall not exceed one footcandle along the northwest, north and northeast property line adjacent to a residential district, as required by Section 1276.14(d). Pursuant to Section 1276.14(f), shields shall be installed to eliminate all light above an 85° angle to reduce glare. Also, the Administration suggests the light fixtures shall be dimmable. **The applicant will comply.**
5. Submit a revised color rendering showing the new location of the cooler behind the coffee shop. **The applicant provided this on 5/15/2025.**
6. Provide pedestrian amenities such as a bench and bike rack. **The applicant has plans to add these.**

The applicant understands that a 10' wide landscaping strip along Center Road is needed and they will provide the 10% total front yard on the detailed site plan.

Regarding the façade – Vice-Chairman Saeger asked the applicant a question on the façade. Mr. Arona asked if there was brick? Mr. Weymouth said it's brick Nichiha which is a thicker stick-on brick. Mr. Hasan asked about the canopy, he noticed in other locations, there have lights on the canopy and pole light, will this location have that as well? Mr. Weymouth answered they will put a combination of both of these at this location. Chairman Shirilla suggested up and down scone lights on the building. Mr. Weymouth said they do have a blue LED strip light on the building.

Mr. Aungst mentions possibly needing to go to BZA for the signs and wanted to know if they are proposing a ground sign. Mr. Weymouth said and understands and will show the ground sign on the detailed site plan.

Mr. Cook was present via WebEx, he does not have any comments. There were no comments from the audience.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.

There were no further discussions from the Commission.

MR. HASAN MADE A MOTION TO MOVE THE DISCUSSION PLAN TO A DETAILED SITE PLAN FOR 7BREW COFFEE SHOP, 1729 CENTER ROAD, BRUNSWICK, OHIO WITH THE FOLLOWING COMMENTS: STAFF REVIEW COMMENTS NUMBER 1, 2, 3, 4 AND 5 – THE APPLICANT WILL COMPLY. REGARDING NUMBER 6 – THEY DO INTEND TO PROVIDE A BIKE RACK AND POSSIBLY A BENCH. PLANNING COMMISSION IS ASKING THE APPLICANT TO PROVIDE A TRAFFIC STUDY TO SHOW THE NEED OF A CURB CUT.

Mr. Arona seconded.

Chairman Shirilla would like to add to the motion – adding accent lights and façade enhancements on West and East cooler walls.

5 Ayes, 0 Nays

Item 5

Old Business – None.

Item 6

New business – Public hearing, detailed site plan and conditional zoning certificates for Kidder and Applewood Elementary additions.

Item 7

Public Comment Period – Mr. Arona will not be at the next meeting.

Item 8

Council Representative's Report – Mr. Kuczma would like to see 2 entrances to 7-Brew.

MR. ROCHA MADE A MOTION TO ADJOURN

Vice-Chairman Saeger seconded the motion.

The vote was 5 Ayes 0 Nays.

The meeting was adjourned at 8:00 p.m.

Respectfully,



Jennie Lods

PLANNING COMMISSION STAFF REPORT

May 15, 2025

Seven Brew coffee shop

(Discussion plan)

Location: 3695 Center Road
C-G District

Proposed Use & Background:

An application has been submitted to construct a 510 sq. ft. coffee shop on a 0.8183-acre parcel (Permanent Parcel No. 003-18B-44-118), east of Culver's restaurant. The rear portion of the property was rezoned from the R-L District to the C-G District, which was approved by the Planning Commission on February 6, 2025, and subsequently approved by City Council on March 25, 2025 (Ordinance No. 22-2025).

The building is located 52.7' from the Center Road right-of-way, in compliance with Section 1260.05(a)(1) and (2)(B), and also meets the minimum 50' setback from the residential rear property line required by Section 1260.05(c) of the Zoning Code. There is no required minimum side yard setback when adjacent to a commercial district on the west and east sides of the property. A cooler is located behind the main building.

Restaurants are a permitted use in the C-G General Commercial District, pursuant to Section 1260.02(g). Hours of operation are from 5:30 a.m. to 11:00 p.m. everyday.

Access to the site will be provided with a right-turn-in-only drive from Center Road measuring 29'-9½" at the right-of-way and 41'-10½" at the curb, in compliance with Table 1276-4, along with a 27'-6¼" cross access easement from Culver's on the southwest side of the site. There will be two drive-thru lanes, along with an "escape" lane for customers that decide not to use that feature. There is a minimum 130' of stacking room, as required by Section 1276.10(j), for both drive-thru lanes. South of the stormwater management pond, six employee parking spaces, including one van-accessible handicap space, are indicated measuring 9' wide by 19' long, in compliance with Table 1276-3 for 90° angle parking, along with Table 1106.2 and Section 1106.6 of the 2024 Ohio Building Code. There will be no indoor seating for the coffee shop.

A 5' wide striped crosswalk for pedestrian access from the building to the employee parking lot and from the coffee shop to Center Road has been provided, in accordance with Section 1278.09(d).

The coffee shop will be constructed with a combination of 16" wide "Pacific Cloud" light blue horizontal metal siding on the upper portion of the building and "Midnight" colored brick on the lower section. The columns, fascia and roof will be "Pacific Blue" metal. The cooler behind the structure will also utilize "Midnight" brick.

Staff Review Comments:

1. Pursuant to Section 1282.08(b), 120 sq. ft. of interior landscaping shall be provided, including one tree from Plant List "A" and eight shrubs from Plant Lists "D" or "E", which shall be shown on the detailed site plan.
2. In accordance with Section 1282.06(a), a 25' wide landscape screening yard is identified at the northwest, north and northeast portions of the property where it is adjacent to a residential district. Provide the species being used on the detailed site plan.
3. A dumpster is located near the west property line; confirm it will be constructed with materials comparable to the building, pursuant to Section 1276.12(a).
4. A photometrics plan shall be submitted with the detailed site plan indicating a minimum 0.6 footcandle level for parking and pedestrian areas and an average illumination level not to exceed 2.4 footcandles, pursuant to Section 1276.14(a) and (c), respectively. Additionally, the lighting level shall not exceed one footcandle along the northwest, north and northeast property line adjacent to a residential district, as required by Section 1276.14(d). Pursuant to Section 1276.14(f), shields shall be installed to eliminate all light above an 85° angle to reduce glare. Also, the Administration suggests the light fixtures shall be dimmable.
5. Submit a revised color rendering showing the new location of the cooler behind the coffee shop.
6. Provide pedestrian amenities such as a bench and bike rack.

Staff Recommendations:

Staff recommends moving the discussion plan to a detailed site plan, provided the above items are addressed.